

044.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,180,200 / 1,180,200

1,180,200 / 1,180,200

1,180,200 / 1,180,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137 -137A		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HYNES ANGELINE C	
Owner 2: COSTELLO ROBERT D & GREGORY J	
Owner 3: TISTLER AMY L	
Street 1: 137 FRANKLIN STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SPINOSA FRANK A -	
Owner 2: -	
Street 1: 137-A FRANKLIN STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .226 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2836 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Land Section:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level

Gas:	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
104							9841.000		603,100		4,900		572,200		1,180,200					31334	
																	GIS Ref				
																	GIS Ref				
																	Insp Date				
																	11/10/18				

Total Card	0.226	603,100	4,900	572,200	1,180,200	Entered Lot Size
Total Parcel	0.226	603,100	4,900	572,200	1,180,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	416.15	/Parcel: 416.15	Land Unit Type:

PREVIOUS ASSESSMENT	Parcel ID	044.0-0004-0008.0
Tax Yr	Use	Cat
2022	104	FV
2021	104	FV
2020	104	FV
2019	104	FV
2018	104	FV
2017	104	FV
2016	104	FV
2015	104	FV

Asses'd Value	Notes	Date
1,180,200	Year end	12/23/2021
1,152,500	Year End Roll	12/10/2020
1,152,800	Year End Roll	12/18/2019
1,039,800	Year End Roll	1/3/2019
875,300	Year End Roll	12/20/2017
791,400	Year End Roll	1/3/2017
734,200	Year End	1/4/2016
679,300	Year End Roll	12/11/2014

3769!	PRINT	Date	Time
		12/29/21	23:34:01
	LAST REV	Date	Time
		06/12/19	08:53:01
		danam	

ASR Map:	Prior Id # 1:	31334
Fact Dist:	Prior Id # 2:	
Reval Dist:	Prior Id # 3:	
Year:	Prior Id # 1:	
LandReason:	Prior Id # 2:	
BldReason:	Prior Id # 3:	
CivilDistrict:		
Ratio:		

PAT ACCT.	3769
Grantor	Legal Ref
SPINOSA FRANK A	56259-104
	11654-595

TAX DISTRICT	Notes

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Date
2012/2019	11/10/2018
7/22/2014	MEAS&NOTICE
8/19/2010	HS
2/10/2009	7/28/2014
	Info Fm Prmt
	4/16/2009
	Measured
	4/22/2000
	Inspected
	3/3/2000
	Measured
	11/1/1981
	MS

Sign:	VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)	Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	9841	Sq. Ft.	Site	0	80.	0.73	1													572,187						572,200	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:																														
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:																														
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																														
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Very Good															1st Res Grid	Desc: Line 1	# Units 1	12	7	OSP	13OPP	1										
Color: TAN	View / Desir:	A Kits:	Rating:															Level	FY LR DR D K FR RR BR FB HB L O	54	24														
GENERAL INFORMATION	Grade: C - Average	Fpl:	Rating:															Other																	
Year Blt: 1926	Eff Yr Blt:	WSFlue:	Rating:															Upper																	
Alt LUC:	Alt %:							Lvl 2																											
Jurisdct: G16	Fact: .											Lvl 1																							
Const Mod:												Lower																							
Lump Sum Adj:																																			
INTERIOR INFORMATION												CONDO INFORMATION				REMODELING										RES BREAKDOWN									
Avg Ht/FL: STD												Location:				Exterior:							No Unit RMS BRS FL												
Prim Int Wal 2 - Plaster												Total Units:				Interior:				1 5 2															
Sec Int Wall:												Floor:				Additions:				1 6 2															
Partition: T - Typical					% Own:							Kitchen:																							
Prim Floors: 3 - Hardwood					Name:					Baths:																									
Sec Floors:				Total: 18.6 %						Plumbing:																									
Bsmnt Flr: 12 - Concrete				DEPRECIATION				Electric:																											
Subfloor:				Phys Cond: GD - Good 18. %				Heating:																											
Bsmnt Gar:				Functional: %				General:				Totals 2 11 4																							
Electric: 3 - Typical				Economic: %																															
Insulation: 2 - Typical				Special: %																															
Int vs Ext: S				Override: %																															
Heat Fuel: 2 - Gas																																			
Heat Type: 5 - Steam																																			
# Heat Sys: 2																																			
% Heated: 100	% AC:																																		
Solar HW: NO	Central Vac: NO																																		
% Com Wal	% Sprinkled																																		
MOBILE HOME				Make:				Model:				Serial #				Year: Color:																			
SPEC FEATURES/YARD ITEMS																																			
PARCEL ID 044.0-0004-0008.0																																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
3	Garage	D	Y	1	19X20	A	AV	1926	21.58	T	40	104			4,900		4,900																		
More: N				Total Yard Items:				4,900				Total Special Features:				Total: 4,900																			
RESIDENTIAL GRID																																			
OTHER FEATURES																																			
SKETCH																																			
REMODELING																																			
RES BREAKDOWN																																			
SUB AREA																																			
SUB AREA DETAIL																																			
IMAGE																																			
AssessPro Patriot Properties, Inc																																			